

Engineering Land Use Application Comments



Exhibit H

To: Brad Kilby, Planning Manager
From: Craig Christensen, P.E., Engineering Associate II
Project: (SP 13-01) Pacific Family Dental
Date: October 11, 2013

Engineering staff has reviewed the information provided for the above cited project. Final construction plans will need to meet the standards established by the City of Sherwood and Clean Water Services (CWS), in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Sanitary Sewer

Sanitary sewer exists within SW Cedar Brook Way and SW Handley Street and no new connections are proposed. Therefore no new public sanitary improvements are required.

Water

Water lines exist within SW Cedar Brook Way and SW Handley Street which connects to an existing water line within Hwy 99 through an existing public utility easement within Tax Lot 1600.

The water line within SW Cedar Brook Way south of SW Handley Street stops short of the north property line of Tax Lot 2100 by approximately 30 feet. Therefore, if water service from the water main within SW Cedar Brook Way is necessary for Tax Lot 2100, then the water main within SW Cedar Brook Way shall be extended to the north property line of Tax Lot 2100 to provide water service.

Sherwood Municipal Code does not allow water connections between separate tax lots unless approved by the City.

Tax Lot 1600 has existing domestic service from the main in SW Handley Street. If Tax Lot 2100 connects to the existing ground water well for irrigation, then a reduced pressure backflow assembly would be required behind the existing water meter of Tax Lot 1600. This is required to protect the water main within SW Handley Street from potential cross connection contamination.

Sherwood Municipal Code Section 13.10.075 states "In general, all water line extensions shall extend the entire distance between opposite boundaries of the property to be served

and shall be located within public right-of-way unless the city determines it necessary to construct water lines on public easements across private property. The city may elect to have installed a larger main than needed for the applicant's service requirements. When it does, the city will bear the additional cost of all piping, fittings, valves and other materials and equipment used." This indicates that if public water service is being installed for Tax Lot 2100, then the water main within Hwy 99 shall be extended to the southwest corner of Tax Lot 2100.

If a water main is extended throughout the frontage of the property, the existing home will be required to be connected to public water and the well shall either be abandoned or backflow prevention shall be installed behind the new water meter to protect the water main from potential cross connection contamination.

Near Hwy 99 the existing water main within Tax Lot 2100 is less than 7.5 feet from the existing public utility easement line. Therefore, a public water line easement shall be dedicated to the City on the outside of the existing public utility easement to give a minimum easement width of 7.5 feet from the existing water main.

A portion of the existing water vault within Tax Lot 2100 is located outside of the existing public utility easement. Therefore, a new water vault easement shall be dedicated to the City on the outside of the existing public utility easement to give a minimum easement width of 5 feet around the outside of the existing water vault.

City policy requires a plumbing permit to be obtained through the Building Department for all private water line construction (irrigation is exempt).

Storm Sewer

Storm sewer exists within SW Handley Street and no new connections are proposed. Therefore no new public storm improvements are required.

Water quality treatment is required for all existing and newly constructed impervious area on both tax lots. Water quality shall be in compliance with Clean Water Service standards.

The existing storm pipe outlet discharging into the east end of the existing water quality is buried below the flow line of the water quality swale. Either the existing water quality swale shall be regraded or the storm pipe will be relayed to allow the pipe to discharge into the flow line of the swale.

A private stormwater facility access and maintenance covenant between the owner and the City shall be implemented and recorded with Washington County with a copy being provided to the City.

Per Clean Water Services and City of Sherwood standards, a 45% credit of storm SDC is available for the construction of storm water treatment facilities and a 55% credit of storm SDC is available for the construction of storm detention facilities.

City policy requires a plumbing permit to be obtained through the Building Department for all private storm sewer construction.

Transportation

Currently SW Cedar Brook Way (half street improvements and right-of-way) exists adjacent to the west side of Tax Lot 1600 and dead ends at the north end of Tax Lot 2100 toward the western end of the property. The City of Sherwood's TSP has established SW Cedar Brook Way as a Collector status street that will extend southward from SW Handley Street to its eventual connection to Hwy 99 (SW Pacific Highway). The extension of SW Cedar Brook Way through Tax Lot 2100 would occur in the northwest corner of the site through property in which the majority exists within wetlands and vegetated corridor. This collector street will provide access to the properties to the southwest and thereby allowing future development of the property to the southwest.

Should the applicant decide to provide dedication for the extension of SW Cedar Brook Way, credits against Transportation SDC and TDT are available for the future development of Tax Lot 1600. These credits are available for 7 years from the date of dedication to the city at which time the credits will expire. If the applicant decides to provide dedications, it will consist of the following:

- Dedication of public right-of-way (58-foot width) from the end of SW Cedar Brook Way at the north property line of Tax Lot 2100 to the southwest property line of Tax Lot 2100.
- Dedication of 20-foot wide slope easement to the City of Sherwood along the northwest side of the dedicated right-of-way and a 12-foot wide slope easement along the southeast side of the dedicated right-of-way.
- Dedication of 8-foot wide PUE along each side of the dedicated right-of-way.

Grading and Erosion Control:

City policy requires that prior to any grading, a permit shall be obtained from the Building Department for all grading on the private portion of the site. In addition, an approved grading and erosion control plan is also required prior to any grading.

Other Engineering Issues:

A Storm Water Connection Permit Authorization from Clean Water Services shall be obtained prior to construction.

Sensitive lands (wetlands, waterways and vegetation corridors) shall meet the standards of CWS and the requirements of the Service Provider Letter.

Project: (SP 13-01) Pacific Family Dental
Date: October 11, 2013
Page: 4 of 4

An access and utility easement shall be created over the new improvements within Tax Lot 2100 to the benefit of Tax Lot 1600 and recorded with Washington County with a copy being provided to the City. This easement will allow use of the new improvements by Tax Lot 1600.

An access and utility easement shall be created over the existing improvements outside of the building within Tax Lot 1600 to the benefit of Tax Lot 2100 and recorded with Washington County with a copy being provided to the City. This easement will allow use of the existing improvements by Tax Lot 2100.

All right of way dedication and public easements associated with the development shall be recorded with Washington County prior to final acceptance of the publically conditioned private improvements

All public improvements shall be constructed under a Performance Bond which shall be converted to a 2-year maintenance bond upon final acceptance of the publically conditioned private improvements.

Sherwood Broadband utilities shall be installed as per requirements set forth in City Ordinances 2005-017 and 2005-074.

An Engineering Compliance Agreement shall be entered into between the owner\developer and the City prior to approval of engineering plans.

End of Engineering Land Use Review Comments.